

THE CITY OF SAN DIEGO, CALIFORNIA
MINUTES FOR SPECIAL JOINT COUNCIL MEETING
WITH THE REDEVELOPMENT AGENCY FOR
TUESDAY, APRIL 28, 1992
AT 10:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Mayor O'Connor at 10:37 a.m.
The meeting was recessed by Mayor O'Connor at 11:54 a.m. to
reconvene at 2:00 p.m.

The meeting was reconvened by Mayor O'Connor at 2:28 p.m. with
all Council Members present. Mayor O'Connor recessed the meeting
at 2:49 p.m. to reconvene the regular City Council meeting. The
meeting was reconvened by Deputy Mayor Roberts at 3:31 p.m. with
Mayor O'Connor not present. Deputy Mayor Roberts adjourned the
meeting at 4:41 p.m.

ATTENDANCE DURING THE MEETING:

- (M) Mayor O'Connor-present
- (1) Council Member Wolfsheimer-present
- (2) Council Member Roberts-present
- (3) Council Member Hartley-present
- (4) Council Member Stevens-present
- (5) Council Member Behr-present
- (6) Council Member Stallings-present
- (7) Council Member McCarty-present
- (8) Council Member Filner-present
- Clerk-Abdelnour (mp/so)

FILE LOCATION: MINUTES

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ITEM-600: ROLL CALL

Clerk Abdelnour called the roll:

(M) Mayor O'Connor-present
(1) Council Member Wolfsheimer-present
(2) Council Member Roberts-not present
(3) Council Member Hartley-present
(4) Council Member Stevens-present
(5) Council Member Behr-present
(6) Council Member Stallings-present
(7) Council Member McCarty-present
(8) Council Member Filner-present

ITEM-601:

Two actions relative to the City Heights Redevelopment Project:

(See City Manager Report CMR-92-135. Mid-City Community Area. Districts-3, 4 and 7.)

Subitem-A: (R-92-1633) ADOPTED AS RESOLUTION R-279878

Adoption of a Resolution certifying the final Environmental Impact Report for the City Heights Redevelopment Project; making certain findings regarding the environmental impacts of the Proposed Redevelopment Project; adopting a Reporting and Monitoring Program; and adopting a Statement of Overriding Considerations.

Subitem-B: (O-92-125) INTRODUCED AS AMENDED, TO BE
ADOPTED MAY 11, 1992

Introduction of an Ordinance approving and adopting the Redevelopment Plan for the City Heights Redevelopment Project.

Subitem-C: (R-92-1455) ADOPTED AS RESOLUTION R-279879

Adopting written findings in response to each written objection of an affected property owner or taxing entity to the proposed redevelopment plan for the City Heights Redevelopment Project.

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FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: A070-B620; D213-560.)

MOTION BY HARTLEY TO ADOPT ALTERNATIVE "B" AS FOLLOWS:
INSERT, ON LINE 4, SECTION 603, AFTER "REDEVELOPMENT"...
PROVIDED, HOWEVER, THAT ON COMMERCIALY-ZONED PARCELS WITH
EXCLUSIVELY RESIDENTIAL USES ON THEM, NOT FRONTING ON EL
CAJON BOULEVARD, UNIVERSITY AVENUE, 40TH STREET, CENTRAL
AVENUE, 43RD STREET, FAIRMOUNT AVENUE, EUCLID AVENUE, 54TH
STREET, POPLAR AND 33RD STREET, AND IN RESIDENTIALLY-ZONED
AREAS, EMINENT DOMAIN SHALL ONLY BE ALLOWED FOR: 1) PUBLIC
PROJECTS, 2) REMOVAL OF CHRONIC CODE VIOLATIONS, BASED UPON
FINDINGS OF FACT MADE BY THE REDEVELOPMENT AGENCY AT A
NOTICED PUBLIC HEARING, WHICH FINDINGS SHALL BE CONCLUSIVE,
3) REMOVAL OF CHRONIC CRIME PROBLEMS, BASED UPON FINDINGS OF
FACT MADE BY THE REDEVELOPMENT AGENCY AT A NOTICED PUBLIC
HEARING, WHICH FINDINGS SHALL BE CONCLUSIVE, AND 4)
PRESERVATION OF SIGNIFICANT CULTURAL AND HISTORICAL
RESOURCES AS DETERMINED BY THE SAN DIEGO HISTORICAL SITES
BOARD. DIRECT THE REDEVELOPMENT BOARD, WHEN IT IS FORMED
AFTER THE ELECTIONS, AT IT'S EARLIEST POSSIBLE DATE, TO
BEGIN THE PROCESS TO EXEMPT OR REMOVE THE BELLE ISLE
DRIVE/ISLA VISTA DRIVE AREA AND THE KENSINGTON/TALMADGE AREA
FROM THE REDEVELOPMENT. STAFF IS DIRECTED TO RETURN WITH A
RESOLUTION TO EXEMPT POPLAR STREET AND A RECOMMENDATION ON
MAKING ACCOMMODATIONS TO GRANDFATHER IN ANY THREATENED
PROPERTIES. Second by Stevens. Passed by the following
vote: Wolfsheimer-yea, Roberts-yea, Hartley-yea,
Stevens-yea, Behr-yea, Stallings-yea, McCarty-yea,
Filner-yea, Mayor O'Connor-yea.

ITEM-602:

Three actions relative to the proposed Centre City
Redevelopment Project:

(Centre City Community Area. Districts-2, 3, and 8.)

Subitem-A: (R-92-1546) ADOPTED AS RESOLUTION R-279880

Adoption of a Resolution certifying the Final Master
Environmental Impact Report for the Centre City
Redevelopment Project (and addressing the Centre City
Community Plan and related documents), as it pertains
to the Centre City Redevelopment Project, and to the
amendment to the Local Coastal Program; making certain

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findings regarding the environmental impacts of the proposed Redevelopment Project; adopting a reporting and monitoring program; adopting a statement of overriding considerations.

Subitem-B: (R-92-1454) ADOPTED AS RESOLUTION R-279881

Adoption of a Resolution adopting written findings in response to each written objection of an affected property owner or taxing entity to the proposed merger and expansion amendments to the Redevelopment Plans for the Columbia, Marina and Gaslamp Quarter Projects, as incorporated in the proposed Redevelopment Plan for the Centre City Redevelopment Project.

Subitem-C: (O-92-127) INTRODUCED AS AMENDED, TO BE
ADOPTED MAY 11, 1992

Introduction of an Ordinance approving and adopting the merger and expansion amendments to the Redevelopment Plans for the Columbia, Marina and Gaslamp Quarter Redevelopment Projects, as incorporated in the Redevelopment Plan for the Centre City Redevelopment Project.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: E559-G386.)

MOTION BY ROBERTS TO AMEND SECTION 3 OF THE ORDINANCE REGARDING TRANSIT AND PARKING FACILITIES TO READ "THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FORCE ON THE 30TH DAY FROM AND AFTER ITS PASSAGE, PROVIDED, HOWEVER, THAT THE COLLECTION OF THE FEES SHALL BE POSTPONED INDEFINITELY IN ORDER TO ALLOW IMPLEMENTATION MECHANISMS TO BE PUT IN PLACE. Second by Behr. Passed by the following vote: Wolfsheimer-nay, Roberts-yea, Hartley-yea, Stevens-yea, Behr-yea, Stallings-nay, McCarty-yea, Filner-nay, Mayor O'Connor-not present.

MOTION BY ROBERTS TO AMEND THE UNDERGROUND PARKING SECTION OF THE PLANNED DISTRICT ORDINANCE TO AMEND SECTION 103.1915 K.1.b. TO READ "B. FOR COMMERCIAL/PROFESSIONAL OFFICE USES AND FOR ALL OTHER USES WITH A FLOOR AREA RATIO GREATER THAN 4.0, AT LEAST TWO (2) LEVELS OF PARKING SHALL BE ACCOMMODATED BELOW GRADE PRIOR TO THE PROVISION OF ANY ABOVE-GRADE PARKING WITH THE FOLLOWING EXCEPTIONS:..." Second by Filner. Passed by the following vote: Wolfsheimer-yea, Roberts-yea, Hartley-yea, Stevens-yea,

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Behr-yea, Stallings-yea, McCarty-yea, Filner-yea, Mayor O'Connor-not present.

MOTION BY ROBERTS TO AMEND THE LAND USE EMPHASIS MAP OF THE CENTRE CITY COMMUNITY PLAN IN THE PLANNED DISTRICT ORDINANCE, REDEVELOPMENT PLAN AND COMMUNITY PLAN FOR THOSE BLOCKS BOUNDED BY CEDAR, UNION, SECOND, AND BEECH. Passed by the following vote: Wolfsheimer-nay, Roberts-yea, Hartley-yea, Stevens-nay, Behr-yea, Stallings-yea, McCarty-yea, Filner-nay, Mayor O'Connor-not present.

MOTION BY ROBERTS TO REQUEST THAT THE FLOOR AREA RATIO (FAR) IN THE COMMUNITY PLAN AND PDO BE AMENDED FOR THE BLOCKS BOUNDED BY CEDAR, UNION, SECOND AND BEECH TO REFLECT A FAR OF 8. Second by Filner. Passed by the following vote: Wolfsheimer-nay, Roberts-yea, Hartley-yea, Stevens-yea, Behr-yea, Stallings-yea, McCarty-yea, Filner-nay, Mayor O'Connor-not present.

Motion by Roberts to include language in the Staff Report on Page 11 regarding the view corridors on Date, Fir and Elm Streets. Second by Filner. Failed. Yeas-2,3,5. Nays-1,4,6,7,8. Not present-M.

MOTION BY ROBERTS TO ADOPT THE RESOLUTION FOR SUBITEM-A, ADOPT THE RESOLUTION FOR SUBITEM-B AS AMENDED AND INTRODUCE THE ORDINANCE FOR SUBITEM-C AS AMENDED WITH DIRECTION TO STAFF TO COME BACK WITHIN SIX MONTHS TO SEE, BASED ON OUR EXPERIENCE, WHAT, IF ANY, EXCEPTION PROCEDURES SHOULD BE CONSIDERED TO PROVIDE THE FLEXIBILITY AND THE PRACTICAL MECHANISMS TO WORK THIS PLAN. SCHEDULE A PLAN UPDATE REVIEW WITHIN 18 MONTHS. DIRECT THE CITY MANAGER AND THE CCDC TO HOLD FURTHER DISCUSSIONS WITH THE NAVY REGARDING THE NAVY BAYFRONT COMPLEX DEVELOPMENT PROJECT AGREEMENT AND TO KEEP THAT IN ABEYANCE UNTIL THE DOWNTOWN WATERFRONT PRECISE PLAN HAS BEEN DEVELOPED AND ADOPTED BY THE PORT AND THE CITY. REQUEST THE PORT COMMISSION TO WORK WITH THE CCDC AND OTHER INTERESTED PARTIES TO UPDATE THE PORT EMBARCADERO MASTER PLAN AND DEVELOP A PRECISE PLAN FOR THE DOWNTOWN SAN DIEGO WATERFRONT WEST OF KETTNER AND SOUTH OF MARKET STREET AND TO ESTABLISH APPROPRIATE FAR AND HEIGHT LIMITS NEEDED TO IMPLEMENT THE DOWNTOWN WATERFRONT PRECISE PLAN. Passed by the following vote: Wolfsheimer-nay, Roberts-yea, Hartley-yea, Stevens-yea, Behr-yea, Stallings-yea, McCarty-yea, Filner-yea, Mayor O'Connor-not present.

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ADJOURNMENT:

The meeting was adjourned by Deputy Mayor Roberts at
4:41 p.m.

FILE LOCATION: Minutes

COUNCIL ACTION: (Tape location: G386).